LEGGETT
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Ref: A34981SOM81 Price: 220 000 EUR

agency fees to be paid by the seller

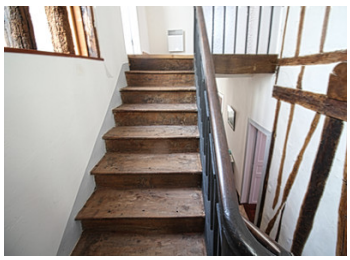
Super new price for village house with medieval features and modern comfort. Amenities on the doorstep.















INFORMATION

Town:	Sorèze
Department:	Tarn
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	0 m2

IN BRIEF

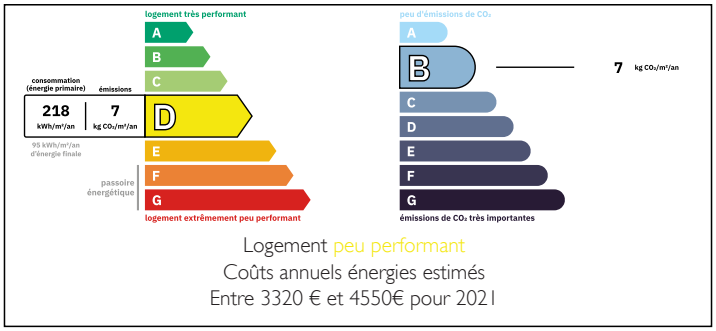
This fine corner house, in the mediaeval village of Sorèze in southern France, was constructed in the 1800s yet retains older features such as the half-timbered wall above the stairs.

Combined with modern features such as underfloor heating on the ground floor and double glazing throughout, this property offers the perfect combination between character and comfort.

The kitchen and bathrooms are all fairly recent and the house is ready for you to move in. As a second home or lettings opportunity, it is ideal as there is no outside space to maintain.

Sorèze Is a delightful village of narrow streets and small squares situated less than 6 km from the local market town of Revel. Read on to find out more!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3320 € et 4550€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

From the street, up two steps to enter through the solid wood front door into:
Main reception room (65 m²):
Four large windows help to create a light and airy feel, whilst a dado rail, panelling and the proportions of the room add a certain elegance. Plenty of electrical sockets, TV point, and generous dimensions make this a true family space with room for a living and a dining area. The floor is tiled and the underfloor heating adds a level of modern comfort. The wooden posts separating this main living space from an additional area beyond are purely decorative and could be removed to create an even bigger dining space.
Beyond these posts is a sliding glass door giving access to the
Kitchen/diner (25 m²):
Enter into a space large enough for a breakfast table, with a glazed wall at one end giving access directly to the street. At the other end is a recently-fitted kitchen with stone worktops and a broad island. Well laid-out and extremely practical.

Returning through the sliding glass door, to the right is a WC with small wash hand basin. Ancient wooden stairs with half-timbered walls lead up to
First floor:
Solid wood flooring for the generous landing.
On the right, two large double bedrooms (23 m² each) each with decorative fireplace/chimney breast featuring delicate plasterwork, and two windows to the front of the house. Wooden floors.
On the left, shallow step down to a second reception room. Ideal as a TV lounge/snug/office/library. (15 m²)...

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